

BASIS OF BEARINGS

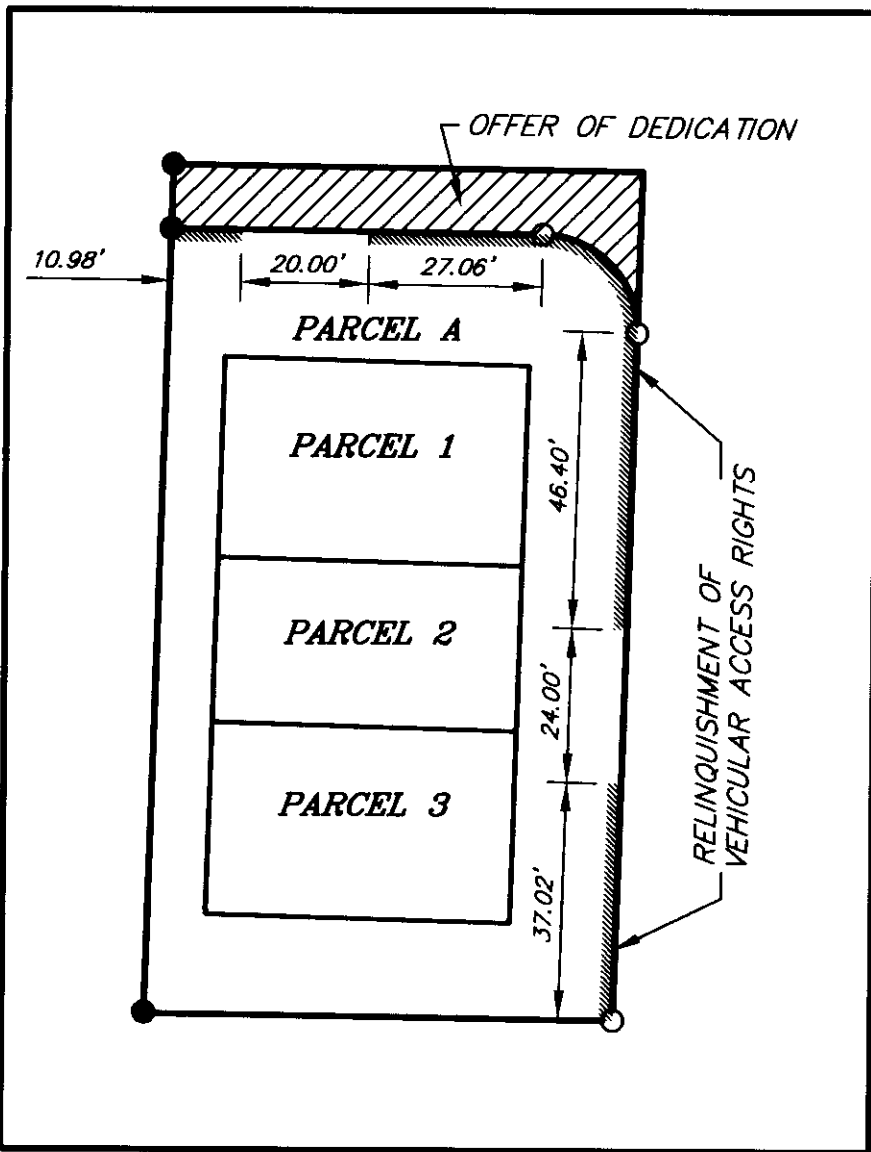
THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF DAVISON ROAD BETWEEN MONUMENTS FOUND AT THE INTERSECTIONS OF LEE ROAD AND JOHN MUIR ROAD AS SHOWN PER PMB 4/154 (R3) SHOWN HEREON AS S89°19'10"E.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°34'37"E	25.24'
L2	N31°31'23"E	18.30'

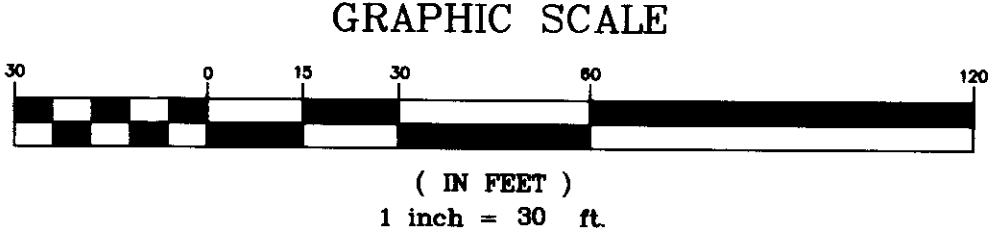
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°53'47"	15.00'	23.80'

LEGEND

- R1 MB 2/23
- R2 PMB 4/149
- R3 PMB 4/154
- (M) MEASURED
- (C) CALCULATED
- (CF) CALCULATED FROM
- (P) PROPORTIONED
- (SFNF) SEARCHED FOR NOT FOUND
- I.P. IRON PIPE
- FOUND BRASS DISK STAMPED "L.S. 4587" IN MONUMENT WELL PER REFERENCE AS NOTED
- SET 5/8" REBAR & CAP, "LS 4587"
- FOUND 5/8" REBAR & PLASTIC CAP STAMPED "LS 4587" PER R3, UNLESS NOTED OTHERWISE
- ▨ IRREVOCABLE OFFER OF DEDICATION FOR RIGHT OF WAY TO THE TOWN OF MAMMOTH LAKES DEDICATED HEREON. AREA OF DEDICATION = 782.80 SQUARE FEET.
- ▤ RELINQUISHMENT OF VEHICULAR ACCESS RIGHTS OVER PARCEL A ALONG LEE ROAD AND DAVISON ROAD, SEE DETAIL HEREON FOR DIMENSIONING



DETAIL
SCALE: 1" = 30'



NORTH STAR TOWNHOMES
PARCEL MAP NO. 36-223
A PLANNED UNIT DEVELOPMENT
IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA
BEING A SUBDIVISION OF LOT 4 OF ADDITION NO. 3 OF TIMBER RIDGE ESTATES SUBDIVISION, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 23 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
9,715± SQUARE FEET GROSS
8,933± SQUARE FEET NET

